



**STAGS**

Beer Cottage Stoke Canon, Exeter, EX5 4AS

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A well-presented, two bedroom property located in the popular village of Stoke Canon.

Exeter City Centre 4.1 miles / Tiverton 10 miles

• Available Now • Two Double Bedrooms • Modern Kitchen • Front and Side Garden • Popular Village Location • On Street Parking • Term: Long Term • Deposit: £1153 • EPC D • Tenant Fees Apply

**£1,000 Per Calendar Month**

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A charming two bedroom cottage in the heart of Stoke Canon only 4.1 miles from Exeter City Centre. The property comprises sitting room, kitchen, bathroom and double bedrooms. Enclosed garden to side and front. On street parking to the front. EPC D. Available Now. Tenant Fees Apply.

## ACCOMMODATION

Gate opens into garden with path leading to front door.

## ENTRANCE HALLWAY

Coat hooks and shelving + wooden bench. Cupboard housing fuse board. Understairs cupboard. Radiator. Door to -

## SITTING ROOM

Electric fire with mantle over, alcove and window to the front. Radiator.

## KITCHEN

Floor and wall mounted cupboards and drawer units. Built in oven with four ring gas hob and extractor over. Sink with drainer and mixer tap over. Space for fridge/freezer and washing machine. Obscure window to the side aspect.

From the entrance hallway stairs lead to -

## LANDING

Cupboard with shelving and hot water tank.

## BEDROOM ONE

Window to the front and radiator.

## BEDROOM TWO

Window to the front and radiator.

## BATHROOM

Bath with shower over, low level WC and wash hand basin. Heated towel rail. Obscure window to the side aspect.

## OUTSIDE

Gardens to front and side of property with shed and bin store area.

## SERVICES

Mains Electric, Gas and Water. Council Tax Band B.  
Broadband - Superfast 80 Mbps 20 Mbps  
Phone Coverage - EE Strong / Vodaphone, Three and O2 - Ok

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1000 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1153 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

## RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		